



## HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Linda Williams (Chair), Dawn Hill-Holdgate (Vice-chair), John McLaughlin, David Barham, Diane Coombs  
**Associate Commissioners:** Jascin Leonardo-Finger, Abigail Camp **Staff:** Mark Voigt, James Grieder

### ~~ MINUTES ~~

### Tuesday, March 11, 2014 – NEW BUSINESS

Public Safety Facility, 4 Fairgrounds Road, Training Room – 5:00 p.m.

Called to order at 5:22 p.m.

Staff in attendance: T. Norton, Town Minutes Taker  
Attending Members: Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger, Camp  
Absent Members: Barham  
Late Arrivals: None  
Early Departures: McLaughlin 8:51 p.m.

Agenda adopted by unanimous consent.

#### I. PUBLIC COMMENT

Presentation about a proposed trial run for solar-powered trash receptacles by Rich Turer and Peter Louderback, for Nantucket Town Association

**Louderback** – Associated with the Civic Assn working to beautify downtown. The Town is contracting 14 units with nine placed on beaches and five located elsewhere; hope two will go on The Strip.

**Turer** – “Big Belly Solar” trash receptacles require 80% less pick up rate and have five-times the compacting rate. There is a cell phone built into the top which will send a signal to Department of Public Works (DPW) that it is full; so the receptacles only need to be emptied when DPW receives the signal from the receptacle.

**McLaughlin** – He likes the grey color better. Decorations on the receptacle is not appropriate. Thinks it’s worth a try on the beaches and The Strip. Doesn’t want to see them on Main Street yet.

**Coombs** – Asked what would keep the tops from being damaged.

**Turer** – These are installed in many communities and seem to be surviving well. They will have maintenance service agreements. Explained again how the receptacle sends a signal to DPW for emptying.

**Camp & Hill-Holdgate** – Agrees with Mr. McLaughlin of a plain grey with no writing or decorations.

Messers Turer and Louderback were instructed to submit an application showing the color and locations of the receptacles for approval as a trial run.

#### II. CONSENT

1. Salisbury, Dave – 61218	18 Brant Point Road	Hardscaping: patio	29-152	Self
2. Sushi by Yoshi/ NIR– 61219	2 E. Chestnut Street - HSAB	Repair fire damage/add H/C	42.3.1-92	E. McMorrow
3. Burch, Richard – 61220	3 Falcon Court	Hardscaping	68-536	T. Hanolon
4. Connors, Terry – 61221	16 McLean Lane	Material change: roof	55-447	Petko
5. Jacobson, Joanna – 61222	11 Squam Road	Revision: spa location	21-8	Jardins Intl
6. Weiss, Allison – 61223	13 Golf View Drive	Rev. COA 61144: window	66-170	V. Oliver
7. Dexter, Kathy – 61224	91 W. Chester Street	Amend Certificate	41-827	Permits Plus
8. Viano – 61225	7A Crooked Lane	Wood roof/basement window	41-80.1	Permits Plus
9. Byrne, James – 61226	87 Goldfinch Drive	Add 1 <sup>st</sup> -floor deck	68-577	V. Oliver
10. Crowell, Freeman – 61227	32B Hulbert Avenue	Add 2 windows rear	29-72.1	V. Oliver
11. Cahoon, Paula – 61228	5 Enterprise Circle	Sunroom	166-229	V. Oliver
12. Galligher, Kathy – 61229	2 Hornbeam Road	Addition	21-118.5	NAG
13. Miner, Michael – 61230	15 Amelia Drive	Alterations to 2 <sup>nd</sup> floor	67-430	Ingram Arch.
14. Clark & Irwin – 61231	2 North Cliff Way	Rev. COA 59999	30-214	JMS Architecture
15. Miles, Helen – 61232	8 Crooked Lane	Patio/deck	41-208	Twig Perkins
16. Richmond Gt Pt – 61233	21 Woodland Drive	Revisions	68-62	NAG
17. Goldberg, Kenneth – 61234	156 Orange Street	Hardscaping	55-61	Emeritus
18. Alter – 61235	8 Mattapoisett Avenue	Exterior deck stairs	82-394	C. O’Connell
19. Ward, Mary – 61236	6 Folger Court – SAB	Studio	73.1.3-82	Bent.&Church.
20. Oak Hill Invest – 61237	40 Long Pond Drive – MAB	Rev. COA 61337	59.4-115	Emeritus

Proposed Minutes for March 11, 2014

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp  
 Alternates Leonardo-Finger  
 Recused None  
 Documentation File with associated plans, photos and required documentation.  
 Representing None  
 Public None  
 Concerns No concerns  
 Motion **Motion to Approve. (Hill-Holdgate)**  
 Vote Carried 4-0/McLaughlin abstain

Certificate # 61221 to 61237

**III. CONSENT: WITH CONDITIONS**

1. Wesquo Prprtys – **61238** 5 N. Liberty Street – HSAB Rev. COA: 60900 42.3.4-7 Emeritus

Conditions \*no change to window from previous approval

2. Rainwater, Karen – **61239** 7 Easton Street – HSAB Utility room 42.1.4-5 E. McMorrow

Conditions \*window to match existing 4-light windows in structure

Sitting Williams, McLaughlin, Coombs Leonardo-Finger, Camp

Alternates None

Recused Hill-Holdgate

Documentation File with associated plans, photos and required documentation.

Representing None

Public No additional concerns

Concerns None

Motion **Motion to Approve through staff per conditions. (Coombs)**

Vote Carried 3-0/McLaughlin & Leonardo-Finger abstain

Certificate # 61238 to 61239

**IV. 60-DAY DENIAL**

1. None Start with COA # 61249

**V. OLD BUSINESS**

1. Clark, Laurence 13 Bank Street – SAB Dormer change 73.1.3-68 A. Coffin

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs

Alternates Leonardo-Finger, Camp

Recused None

Documentation File with associated plans, photos and required documentation.

Representing None

Public None

Concerns (5:44) No Quorum: sitting, Williams, Barham, Coombs

Motion **Moved to Thursday, March 13.**

Vote None

Certificate #

2. Bluefin Partners 28 Ellens Way Hardscaping: pool 81-6 Workshop/APD

Sitting Williams, McLaughlin, Camp

Alternates None

Recused None

Documentation File with associated plans, photos and required documentation.

Representing **James Crapp, Workshop/APD** – Reviewed changes made per previous concerns.

Public None

Concerns (5:47) No concerns.

Motion **Motion to Approve. (McLaughlin)**

Vote Carried unanimously

Certificate # 61240

Proposed Minutes for March 11, 2014

3.	Deuster	13 Monomoy Road	New Garage	54-189	Winters
	Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns.			
	Public	None			
	Concerns	(5:51) <b>Hill-Holdgate</b> – Overdone for a garage: wraparound porch, curved garage doors, gable dormer, and cross gable; it should be much simpler. It's in the line of vision to the main house; should be in a more inconspicuous location. <b>Coombs</b> – It needs to be a simple design. South elevation, agree about the garage door. <b>McLaughlin</b> – North elevation should have a double-hung window instead of three pane window. EXTENSION FORM MISSING FROM FILE.			
	Motion	<b>Motion to Hold for revisions. (Hill-Holdgate)</b>			
	Vote	Carried unanimously	Certificate #		
4.	Deuster	13 Monomoy Road	Hardscaping	54-189	Winters
	Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs			
	Alternates	Leonardo-Finger, Camp			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	None			
	Public	None			
	Concerns	NO APPLICATION COULD BE FOUND			
	Motion	<b>Motion to Hold to track with the garage. (Hill-Holdgate)</b>			
	Vote	Carried unanimously	Certificate #		
5.	Hatrick	318 Milestone Road – SAB	Hardscaping	73-55.2	T. Hanlon
	Sitting	Williams, Hill-Holdgate, Leonardo-Finger			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	<b>Tom Hanlon</b> – Reviewed changes made to the location of the fence.			
	Public	None			
	Concerns	(5:57) <b>Hill-Holdgate</b> – The space between the fence and the road will be heavily planted. The pool itself is behind a natural to weather cedar fence. No concerns. <b>Leonardo-Finger</b> – Believes the pool will be very visible and is not appropriate. <b>Williams</b> – Should have a raw edge and grass; that would help it disappear.			
	Motion	<b>Motion to Approve through staff per the site plan and planting plan. (Hill-Holdgate)</b>			
	Vote	Carried 2-1/Leonardo-Finger opposed	Certificate #	61241	
6.	Richmond Development	42 Skyline Drive	Revisions to existing house	79-44	V. Oliver
	Sitting	Williams, McLaughlin, Coombs, Camp			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	<b>Val Oliver</b> – Reviewed changes made per previous concerns. Ed Lemberg			
	Public	None			
	Concerns	(6:02) Leonardo-Finger, for <b>staff</b> – Read previous concerns. No concerns.			
	Motion	<b>Motion to Approve including the existing location. (McLaughlin)</b>			
	Vote	Carried unanimously	Certificate #	61242	

7. Richmond Development 42 Skyline Drive Hardscaping: pool 79-44 V. Oliver  
 Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp  
 Alternates Leonardo-Finger  
 Recused None  
 Documentation File with associated plans, photos and required documentation.  
 Representing **Val Oliver** – Presented project.  
**Ed Lemberg** – Pool equipment will go behind proposed garage with a 4-foot natural to weather board fence.  
 Public None  
 Concerns (6:06) **Hill-Holdgate** – No concerns as long as the pool equipment is behind the garage.  
**McLaughlin** – Would like it to go deeper into the lot.  
**Camp & Coombs** – Agree with Ms Hill-Holdgate.  
 Motion **Motion to Approve through staff with the pool equipment located directly behind the garage with a natural to weather 4-foot wood board fence screen. (Hill-Holdgate)**  
 Vote Carried unanimously **Certificate # 61243**
8. Richmond Development 42 Skyline Drive Garage 79-44 V. Oliver  
 Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp  
 Alternates Leonardo-Finger  
 Recused None  
 Documentation File with associated plans, photos and required documentation.  
 Representing **Val Oliver** – Presented project. Garage doors are Nantucket grey.  
 Ed Lemberg  
 Public None  
 Concerns (6:09) **McLaughlin** – No concerns.  
**Camp** – The garage doors are too ornate; should be simpler.  
**Coombs** – It does not show an apartment but is 24' tall.  
 Motion **Motion to Approve. (McLaughlin)**  
 Vote Carried unanimously **Certificate # 61244**
9. Silverman, Eric 5 Heller Way New house 82-46 SMRD  
 Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp  
 Alternates None  
 Recused None  
 Documentation File with associated plans, photos and required documentation.  
 Representing Steve Roethke, S.M. Roethke Design  
**Joe Topham**, S.M. Roethke Design – Reviewed changes made per previous concerns.  
 Public None  
 Concerns (6:12) Leonardo-Finger, for **staff** – Read previous concerns.  
**Hill-Holdgate** – East elevation, the front door needs to be a standard front door, not a French door; could be a 4-panel plus 2-lights. All the second-floor decks need to come off the edge about 6 inches. South elevation, pergola is okay as long as it is painted cobblestone grey to match the trim.  
**Camp** – No objections.  
**Coombs** – West elevation, the large “D” window will be visible coming down Heller Way.  
**McLaughlin** – Nothing to add.  
 Motion **Motion to Approve through staff with a 4-panel door with two top-lights on the north elevation and all second-floor decks pulled back 6 inches off the edge. (Hill-Holdgate)**  
 Vote Carried unanimously **Certificate # 61245**

Proposed Minutes for March 11, 2014

10. Silverman, Eric	5 Heller Way	New guest house	82-46	SMRD
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Steve Roethke</b> , S.M. Roethke Design – Proposed height is 21 feet. Will eliminate the “garage” doors. <b>Joe Topham</b> , S.M. Roethke Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns	(6:20) Leonardo-Finger for <b>staff</b> – Read previous concerns. Read into the record the abutters letter against the project. <b>Hill-Holdgate</b> – There is too much on this little building: the decks and French doors. All second-floor decks should be eliminated. The double French door should be a single door. That area is very wide open. <b>Camp</b> – Agrees. It is over fenestrated especially on the north and south elevations. Needs to come down more. <b>Coombs</b> – The “B” windows in the second story should be smaller unless they are egress windows. Agree with what’s been said. “ <b>McLaughlin</b> – This will be visible from the north and the northeast.			
Motion	<b>Motion to Hold for revisions. (Hill-Holdgate)</b>			
Vote	Carried unanimously	Certificate #		
11. Silverman, Eric	5 Heller Way	Pool	82-46	SMRD
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Steve Roethke</b> , S.M. Roethke Design – Explained the proposed fence. <b>Joe Topham</b> , S.M. Roethke Design			
Public	None			
Concerns	(6:28) Leonardo-Finger for <b>staff</b> – Read into the record the abutters letter against the project. Missing a proper site plan. <b>Hill-Holdgate</b> – The mesh fence embedded in hedge is inappropriate; it should be a picket or board fence with more typical plantings; the location is fine. <b>Coombs</b> – This pool will be visible from three different directions. It needs to be closer to the house and the garage; the pool area is larger than the house footprint. <b>Camp</b> – Agree about the visibility. It is not appropriate in that area which has very few pools none of which are visible. <b>McLaughlin</b> – Agree with what’s been said. <b>Williams</b> – Agree with what’s been said. There is too much hardscaping around the pool, and it is too formal.			
Motion	<b>Motion to Hold for revisions. (Hill-Holdgate)</b>			
Vote	Carried unanimously	Certificate #		
12. Silverman, Eric	5 Heller Way	Cabana	82-46	SMRD
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Steve Roethke</b> , S.M. Roethke Design <b>Joe Topham</b> , S.M. Roethke Design			
Public	None			
Concerns	No comments at this time.			
Motion	<b>Motion to Hold to track with the guesthouse and pool. (Hill-Holdgate)</b>			
Vote	Carried unanimously	Certificate #		

Proposed Minutes for March 11, 2014

13. Hunter Trust	90 Pocomo Road	New dwelling	15-43	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ethan Griffin, Chip Webster Architecture <b>Chip Webster</b> , Chip Webster Architecture – Presented the complete redesign of the project.			
Public	None			
Concerns	(6:35) <b>Hill-Holdgate</b> – South elevation, the very large flush dormers with double windows are inappropriate. The roof walk skirt boards should be spaced ¾ inches and the roof walk should be natural to weather. The north elevation has same issue with the flush dormers. East elevation, the window over the front door should be a single window; again oversized flush dormers. No concerns with the west elevation. <b>McLaughlin</b> – The “D” window in the north elevation should be hopper. <b>Camp</b> – Agree about the ganged “A” windows. <b>Williams</b> – West elevation, the ganged windows and French doors need to be broken up. Agree about the flush dormers. The massing is working. On the paint color, the white won’t help; this area is under the rural road guidelines; dove grey would be better. This is not a cottage-corner style house.			
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
14. Hunter Trust	90 Pocomo Road	Second dwelling	15-43	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ethan Griffin, Chip Webster Architecture Chip Webster, Chip Webster Architecture			
Public	None			
Concerns	None			
Motion	<b>Motion to Hold to track with the main house. (Hill-Holdgate)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
15. Hunter Trust	90 Pocomo Road	Garage	15-43	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ethan Griffin, Chip Webster Architecture Chip Webster, Chip Webster Architecture			
Public	None			
Concerns	None			
Motion	<b>Motion to Hold to track with the main house. (Hill-Holdgate)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

Proposed Minutes for March 11, 2014

16. Grambo, Bil	13Swayze Drive	New house	66-158	NAG
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Tara Kelley</b> , Nantucket Architecture Group Ltd – Presented the redesigned project; upside down house.			
Public	None			
Concerns	(6:46) Leonardo-Finger for <b>staff</b> – Read previous concerns. <b>McLaughlin</b> – South elevation, there shouldn't be a picture window with flankers on the second floor, should be replaced by double hung windows; it will be visible from the golf course, which is a publicly travelled way. <b>Hill-Holdgate</b> – Agree with Mr. McLaughlin about the picture window. East elevation, none of the windows line up with each other between the first and second floors, one should be eliminated. South and west elevation second-floor deck, the shingled rail should not have a cap and should be natural to weather or grey. Don't agree with Ms Coombs about moving the front door, it is centered on the building. <b>Coombs</b> – It will be very visible. Agree about the windows. North elevation, the front door needs to be centered between the two windows above putting it between the posts. West elevation, the pillars are all different; same on the south elevation. There is no additive massing; other houses out there ramble. <b>Leonardo-Finger</b> – Agree with Ms Coombs about the massing. The porch wrapping the entire house is inappropriate. There is a spiral staircase that isn't showing on the south elevation; it needs to be shown somehow. <b>Williams</b> – Okay with the massing. The spiral and basement access need to be dotted into the elevations. Agree with much that's been said. The 6-over-1 windows don't work. There is an extra piece of trim that is too heavy for this structure; the shadow board can come off.			
Motion	<b>Motion to Hold for revisions. (Hill-Holdgate)</b>			
Vote	Carried unanimously	Certificate #		
17. Lapenko, Bazhen	17 Miacomet Avenue	Addition	67-861	Self
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Bazhen Lapenko</b> – Reviewed changes made per previous concerns.			
Public	None			
Concerns	(6:58) Leonardo-Finger, for <b>staff</b> – Read previous concerns. Needs an extension form signed. <b>Hill-Holdgate</b> – No concerns. <b>Coombs</b> – East elevation, the right side window needs to be a proper shape. (It's existing.) That's the only side that would be visible. <b>McLaughlin</b> – The south, north, and east elevations are visible.			
Motion	<b>Motion to Approve. (Hill-Holdgate)</b>			
Vote	Carried 4-1/Camp opposed	Certificate #	61246	
Break 7:02 to 7:11 p.m.				
18. Lemberg, Ed	55B Pochick Avenue	Pool	79-76	Self
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Ed Lemberg</b> – Reviewed changes per previous concerns.			
Public	None			
Concerns	(7:11) Leonardo-Finger, for staff – Read previous concerns. <b>Hill-Holdgate</b> – The fence should be solid board on the Boulevard side. <b>McLaughlin</b> – Want to know what the fence will look like and what the landscaping is. There is no drawing of the fence and no planting plan. <b>Coombs</b> – The property is heavily vegetated and landscaped. Visibility is blocked by the vegetation and structures. <b>Leonardo-Finger</b> – Nothing to add.			
Motion	<b>Motion to Approve through staff with a natural to weather, 4-foot, solid board, wood fence and gate and the pool equipment to be located next to the house screened by a natural to weather, 4-foot, solid board, wood fence. (Hill-Holdgate)</b>			
Vote	Carried 3-1/McLaughlin opposed & Leonardo-Finger abstain	Certificate #	61247	

Proposed Minutes for March 11, 2014

19. MacDonald, Tracy	3 Cow Pond Lane	Add/reno	55-606	Self
Sitting	Williams, McLaughlin, Coombs, Leonardo-Finger, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Tracy MacDonald</b> – Reviewed changes made per previous concerns.			
Public	None			
Concerns	(7:16) Leonardo-Finger, for <b>staff</b> – Read previous concerns. <b>Coombs</b> – Hope all the windows have the same pane size because the drawing is unclear. <b>Leonardo-Finger</b> – North elevation, the little bay greenhouse windows are inappropriate. <b>Camp</b> – North elevation, the window in the box bay should be the same as the rest. <b>McLaughlin</b> – No comment.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Vote	Carried 3-0/McLaughlin & Leonardo-Finger abstained	Certificate #	<b>61248</b>	
20. Hakes, Ellen & Tom	27 Shell Street – SAB	Main House	73.1.3-57	SMRD
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Steve Roethke</b> , S.M. Roethke Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns	(7:20) Leonardo-Finger, for <b>staff</b> – Read SAB comments and previous concerns from Feb. 11. Needs and extension form signed. <b>Hill-Holdgate</b> – No concerns. <b>Coombs</b> – East elevation, water side, left side, recalled the board had requested the panels under the three ganged windows be removed. West elevation, street side, the front, right dormer is too big for the window in it and should to be reduced or have a larger window. South elevation is good. <b>Camp</b> – The previously approved west elevation had more continuity to the second story; now the three different types of windows and dormers looks <i>faux</i> quirky. <b>McLaughlin</b> – West elevation is highly visible and the garage won't block the second-floor awning window on the left side; they are not appropriate. East elevation, the second-floor deck and cellar wall vertical lattice are not appropriate. Agree about the panels on the east elevation. North elevation, the windows under the gable shouldn't be awnings. <b>Williams</b> – Agree with Hill-Holdgate. This is appropriate. Discussion about the west elevation left dormer; it should match the one on the right.			
Motion	<b>Motion to Approve through staff with the west elevation left dormer with “C” window to match the dormer on the right and, in the one-story ell left, the “H” window to become a diamond pane “G” window. (Hill-Holdgate)</b>			
Vote	Carried 4-1/McLaughlin opposed	Certificate #	<b>61249</b>	
21. Hakes, Ellen & Tom	27 Shell Street – SAB	Garage	73.1.3-57	SMRD
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Steve Roethke</b> , S.M. Roethke Design – Reviewed the project.			
Public	None			
Concerns	(7:37) Leonardo-Finger, for <b>staff</b> – Read previous concerns and SAB comments. <b>Hill-Holdgate</b> – Too tall and massive in relation to the house; should be a very simple garage. <b>Camp</b> – Agree. West elevation, the “J” window could be a diamond-pane window. Garage doors will be visible and it will be a lot of color; shouldn't be white, perhaps be tongue and grove. <b>Coombs</b> – Agree about the size. North and south elevations, the upper window could be removed. <b>McLaughlin</b> – Agree about the garage door. Likes the hopper window.			
Motion	<b>Motion to Hold for revisions. (Hill-Holdgate)</b>			
Vote	Carried unanimously	Certificate #		
22. Vogel – NO FILE	22 Black Fish Lane – SAB	Color change	71-14	BPC



23. Frazier, Pepper 7 Plum Street New dwelling 56-170 BPC  
 Sitting Williams, McLaughlin, Camp  
 Alternates None  
 Recused None  
 Documentation File with associated plans, photos and required documentation.  
 Representing Mark Cutone, BPC – Reviewed changes made per previous concerns.  
 Pepper Frazier  
 Public None  
 Concerns (7:45) Leonardo-Finger, for **staff** – Read previous concerns.  
**Camp** – The roof walk length seems small for the size of the house.  
**McLaughlin** – Nothing to add.  
**Williams** – The roof walk can't have a center post.  
 Motion **Motion to Approve through staff with the roof walk extended to 16X8. (Camp)**  
 Vote Carried unanimously Certificate # 61250

24. Burns 24 Nonantum Avenue Rev: COA #60593 (garage) 87-157 Emeritus  
 Sitting Williams, McLaughlin, Camp  
 Alternates None  
 Recused None  
 Documentation File with associated plans, photos and required documentation.  
 Representing **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns.  
 Public None  
 Concerns (7:51) Leonardo-Finger, for **staff** – Read previous concerns.  
**McLaughlin** – North and south elevations, the two awning windows should be a single double hung “A” window.  
**Camp** – Agree. North and south elevations, the dormer should be pulled back like the east and west dormers.  
 Motion **Motion to Approve through staff with the two “B” windows on the south and north elevation to become single “A” and garage door to be natural to weather. (McLaughlin)**  
 Vote Carried unanimously Certificate # 61251

#### VI. NEW BUSINESS: GOING TO AUTOMATIC VIEWS

1.	Hoffman, Marguerite	7 & 9 Grant Avenue	Demo cottage	30-142	NAG
2.	Hoffman, Marguerite	7 & 9 Grant Avenue	New cottage	30-142	NAG
3.	Hoffman, Marguerite	7 & 9 Grant Avenue	Demo house	30-142	NAG
4.	Hoffman, Marguerite	7 & 9 Grant Avenue	New house	30-142	NAG
5.	12 Oak Hollow NT	12 Oak Hollow Lane (Lot 59)	New dwelling	56-128	NAG
6.	12 Oak Hollow NT	12 Oak Hollow Lane (Lot 59)	Second dwelling	56-128	NAG
7.	12 Oak Hollow NT	12 Oak Hollow Lane (Lot 58)	New dwelling	56-128	NAG
8.	12 Oak Hollow NT	12 Oak Hollow Lane (Lot 58)	Second dwelling	56-128	NAG
17.	Yates, Chris	7 New Lane – HSAB	Hardscaping: pool	41-585	R. Newman/SCI
18.	Yates, Chris	7 New Lane – HSAB	Hardscaping: fence	41-585	R. Newman/SCI
19.	Yates, Chris	7 New Lane – HSAB	Cabana	41-585	R. Newman/SCI
20.	Miklos, Robert & Mary	16 Prospect Street – HSAB	Second dwelling	55.4.4-74	Self
21.	Miklos, Robert & Mary	16 Prospect Street – HSAB	Hardscaping	55.4.4-74	Self
22.	Bell, Stuart & Susan	5 Cabot Lane – HSAB	Demo dwelling	29-44	Workshop APD
23.	Bell, Stuart & Susan	7 Cabot Lane – HSAB	Relocate garage	29-45	Workshop APD
24.	Lincoln Avenue N.T.	16 Lincoln Avenue	New dwelling	30-181	Botticelli & Pohl
25.	Riccio, John	33 West Chester St – HSAB	Addition	41-30	Rowland & Assoc
26.	Tracy, Bonnie	5 Burnt Swamp Lane	Addition	56-219	Rowland & Assoc
27.	Riley, Michael	12 Chatham Road	Addition	54-228	Rowland & Assoc
28.	Kija, Kim	3 Starbuck Road – MAB	Addition	60-21	V. Oliver

Sitting Williams, McLaughlin, Coombs, Leonardo-Finger  
 Alternates None  
 Recused None  
 Documentation File with associated plans, photos and required documentation.  
 Representing None  
 Public None  
 Concerns No comments at this time.  
 Motion **Motion to View with poles to be worked out with staff and chair. (Coombs)**  
 Vote Carried unanimously Certificate #

**VII. NEW BUSINESS**

<b>1. Bednar, Andrew</b>	<b>38 Orange Street – HSAB</b>	<b>Shutters</b>	<b>42.3.2-221</b>	<b>Newman, Josiah</b>
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Josiah Newman			
Public	None			
Concerns	(7:56) Leonardo-Finger, for <b>staff</b> – Read application specifications. No concerns.			
Motion	<b>Motion to Approve. (Hill-Holdgate)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>61252</b>	
<b>2. 23 Bank Street LLC</b>	<b>23 Bank Street – SAB</b>	<b>Shed</b>	<b>73.1.3-55</b>	<b>Structures</b>
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(7:59) Leonardo-Finger, for <b>staff</b> – Read application specifications. <b>Williams</b> – Explained the site and project. No concerns.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>61253</b>	
<b>3. Seaver Family Trust</b>	<b>51 Ocean Avenue – SAB</b>	<b>Revise 60219 hse move off</b>	<b>73.3.2-53</b>	<b>Botticelli &amp; Pohl</b>
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Ray Pohl</b> , Botticelli & Pohl – Presented project complications. <b>Kevin Dale</b> , Vaughan, Dale, Hunter and Beaudette, P.C. – There is a binding written agreement for the relocation of this house to Stone Post Way. The permits are in place. The request for a demo is a back up in the event the house can't be moved. The demo would be held until May 15.			
Public	None			
Concerns	(8:01) Leonardo-Finger, for <b>staff</b> – Read application specifications. Discussion about the reasons for a demolition of the house and the hold for May 15.			
Motion	<b>Motion to Approve the demo of the garage and house but hold the house demo until May 15. (McLaughlin)</b>			
Vote	Carried 4-0/Leonardo-Finger abstain	<b>Certificate #</b>	<b>61254</b>	
<b>4. Seaver Family Trust</b>	<b>51 Ocean Avenue – SAB</b>	<b>Rev. COA 60220: new house</b>	<b>73.3.2-53</b>	<b>Botticelli &amp; Pohl</b>
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Ray Pohl</b> , Botticelli & Pohl – Presented project complications. Kevin Dale, Vaughan, Dale, Hunter and Beaudette, P.C.			
Public	None			
Concerns	(8:08) <b>Hill-Holdgate</b> – East elevation fenestration is completely different; the entire front façade has been changed and the front door has no relation to the windows. Right now the chimney is enclosed under the porch; the proposal would make it exposed and don't think that is appropriate. <b>Leonardo-Finger</b> – Agree with Ms Hill-Holdgate. West elevation, the double French door with the porch over it doesn't work with the rest of the house. <b>Coombs</b> – North elevation, the 1½ story is better than the full 2-story. <b>McLaughlin</b> – No concerns.			
Motion	<b>Motion to Hold for revisions. (Hill-Holdgate)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

5.	Gudunis, Peter	72 Union Street – HSAB	color and window changes	55.1.4-94	Puglisi, Roger
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp				
Alternates	Leonardo-Finger				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	(8:18) Leonardo-Finger, for <b>staff</b> – Read application specifications. No concerns.				
Motion	<b>Motion to Approve. (McLaughlin)</b>				
Vote	Carried 3-1/Coombs opposed, Camp abstain		Certificate #	<b>61255</b>	
6.	F. A.O. Nominee Trust	29 Orange Street – HSAB	Rev. COA 60345: transoms	42.3.2-69	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger				
Alternates	Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	<b>Ray Pohl</b> , Botticelli & Pohl – Presented project. Contends that the transoms will not be visible.				
Public	None				
Concerns	(8:22) <b>Hill-Holdgate</b> – There will be visibility from the St. Paul’s parking lot and they are inappropriate in the OHD. All members agree. <b>Williams</b> – The board has said no to the transoms before. Asked if they wanted a denial.				
Motion	Held for Mr. Pohl to talk to Lisa Botticelli.				
Vote	N/A		Certificate #		
7.	Cary, Donick	6 Dukes Road	Deck/patio/doors	41-189	Stahl, Chip
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp				
Alternates	Leonardo-Finger				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Chip Stahl				
Public	None				
Concerns	(8:25) <b>Williams</b> – It did not go on Consent because of the front door; the proposal is for a double, clear-glass French door. No concerns.				
Motion	<b>Motion to Approve due to lack of visibility, location on the lot and orientation. (Hill-Holdgate)</b>				
Vote	Carried 4-0/McLaughlin abstain		Certificate #	<b>61256</b>	
8.	Bailey, Patrick	154 Surfside Road	Garage/Apartment	87-7	Stahl & Spoelker
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger				
Alternates	Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	<b>Chip Stahl</b> – Presented project.				
Public	None				
Concerns	(8:29) <b>Hill-Holdgate</b> – North elevation, the little porch crosses the two mass planes; it should be eliminated and flip the door and window. <b>Leonardo-Finger</b> – The second-floor dormer windows are too large and shouldn’t be ganged. <b>Camp</b> – Agree.				
Motion	<b>Motion to Hold for revisions. (Hill-Holdgate)</b>				
Vote	Carried unanimously		Certificate #		

12. Sherman, Robert	24 Baxter Road – SAB	Addition	49.2.3-33	NAG
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	None			
Documentation	File with associated plans, photos and required documentation. Existing vegetation plan submitted at the table.			
Representing	<b>Steve Theroux</b> , Nantucket Architecture Group Ltd – Presented project.			
Public	None			
Concerns	(8:35) Leonardo-Finger, for <b>staff</b> – Lacks historic information. <b>Hill-Holdgate</b> – Main mass changes are appropriate, however the addition is too tall and too modern for this historic structure and the chimney is not appropriate. <b>McLaughlin</b> – Transoms are not appropriate. <b>Coombs</b> – The connector is unnecessary and looks funny. The addition needs to integrate better and dropped in height. <b>Camp</b> – Agree with what’s been said. The addition doesn’t relate to the main house. <b>Williams</b> – Agree with Ms Hill-Holdgate and about the transoms.			
Motion	<b>Motion to Hold for revisions. (Hill-Holdgate)</b>			
Vote	Carried unanimously	Certificate #		
27. Van Waveren NO FILE	53 Centre Street – HSAB	Revisions: windows	42.4.3-25	Glidden & Glidden
28. Glenhurst West RT	137 Cliff Road	Rev: COA #60934	30-259	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Leonardo-Finger			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ethan Griffin, Chip Webster Architecture <b>Chip Webster</b> , Chip Webster Architecture – Presented project. Roof walk has gaps in the skirt.			
Public	None			
Concerns	(8:43) <b>McLaughlin</b> – Design is inappropriate. NO other commissioner has a concern.			
Motion	<b>Motion to Approve. (Hill-Holdgate)</b>			
Vote	Carried 4-1/McLaughlin opposed	Certificate #	61257	
29. Baumgartner, Sarah	12 Essex Road	New dwelling	67-638	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Leonardo-Finger			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Ethan Griffin</b> , Chip Webster Architecture – Presented project. Dan Gault			
Public	None			
Concerns	(8:47) Only concern is the height.			
Motion	<b>Motion to Approve through staff with the height to be a maximum of 24 feet maintaining the roof pitch and garage doors to be natural to weather. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	61258	
30. Dimeo, Bradford	5 Old Westmoor Farm Road	Rev: COA #57806 (pool)	41-831	K. Field & Assoc.
Sitting	Williams, Hill-Holdgate, Coombs, Leonardo-Finger, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Charlie Paige <b>Katherine Field</b> , K. Field & Associates – Presented project. Andrew Wing			
Public	None			
Concerns	(8:5) The six-foot fence is a no-go. The perimeter fence is not approvable; needs to come in tighter to the foot and should be a 4-foot natural to weather board running from the back of the garage, around the pool and back to the house. Discussion about where the fence should go.			
Motion	<b>Motion to View. (Hill-Holdgate)</b>			
Vote	Carried unanimously	Certificate #		

Proposed Minutes for March 11, 2014

17. 77 Main Street Nom. Tst.	77 Main Street – HSAB	Revisions: hardscaping	42.3.4-25	D. Troast
Sitting	Williams, Hill-Holdgate, Coombs, Leonardo-Finger, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>David Troast</b> – Bluestone is going to be laid in a running bond pattern.			
Public	None			
Concerns	(8:59) NO FILE; comments made off Mr. Troast's set of plans.			
	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	<b>61259</b>

**Motion to Hold for Thursday March 13 at 1:00 p.m.** (Hill-Holdgate) Carried unanimously

18. Audrey Sterk	18 Broad Street – HSAB	Sign #1	42.4.2-32	Self
19. Audrey Sterk	18 Broad Street – HSAB	Sign #2	42.4.2-32	Self
17. Coffin, Kenneth	4 Flint Road	New building	66-397	Chris Loftus
18. Worthington, John	82 Goldfinch Drive	New porch	68-690	Rowland Asse
19. Tofalli	122 Main Street – HSAB	Rev: COA #60087	42.3.3-100	N. McMullen
20. Lund, David	16 New Lane – HSAB	Hardscaping: fence/gate/patio	41-399	Jardins Intl.
21. Foley, Thomas	87 Squam Road	Gate & patio extension	13-4.1	Jardins Intl.
22. See Terrier Farms Trust	12 Gardner Road	Demo/move off main house	73-92.2	Botticelli & Pohl
23. See Terrier Farms Trust	12 Gardner Road	Demo cottage	73-92.2	Botticelli & Pohl
24. See Terrier Farms Trust	12 Gardner Road	Demo barn	73-92.2	Botticelli & Pohl
25. See Terrier Farms Trust	12 Gardner Road	Demo pump house	73-92.2	Botticelli & Pohl
26. See Terrier Farms Trust	12 Gardner Road	Demo chicken coop	73-92.2	Botticelli & Pohl
27. Hamilton	10 Irving Street	Revisions	88-9	M. Ahern
28. Sconset House LLC	15 Hallowell Lane	Hardscaping	30-10	M. Ahern
29. Zecher, Peter	34 Shimmo Pond Road	Addition	43-124	Permits Plus
30. Novah	12 Pequot Street	Shed	80-20.1	Structures Unltd.
31. Terres, Richard	17 Nanahumacke	Hardscaping: pool	57-30	Westbay
32. 24 Walsh Street LLC	24 Walsh Street – HSAB	Front entry/clapboard	29-82	C. O'Connell
33. 24 Walsh Street LLC	24 Walsh Street – HSAB	Hardscaping:driveway, HVAC	29-82	C. O'Connell
34. Brundel, Melanie	21 Kendrick Street	Porch/chimney	76.4.1-1	S. Payne
35. Burke, Mary	16 Marble Way	Rev: COA #6118?	696-106.1	Emeritus
36. Frazier	33 Jefferson Avenue	Rev: COA #57209	30-622	Emeritus
37. Mount Vernon	21 Broad Street – HSAB	Rev: COA #61057	42.4.2-76	Emeritus
38. Mount Vernon	21 Broad Street – HSAB	Rev: COA # 61057	42.4.2-76	Emeritus
39. Huckleberry Friend N.T.	15 East Tristram Avenue	Hardscaping: pool, spa	31-4	Botticelli & Pohl
40. Huckleberry Friend N.T.	15 East Tristram Avenue	Partial demo & addition	31-4	Botticelli & Pohl
41. EST Ventures LLC	91 Cliff Road	Cabana	30-262	Botticelli & Pohl
42. Doran, Jordan	15 Monohansett Road	Screens to sliders	79-148	Link

VII. OTHER BUSINESS	
Approve Minutes -	November 19, 21 and 26; December 17 and 19; January 7, 14, 16, 23, 28 and 30; and February 4, 11, 13, and 20
Review Minutes -	March 4
Other Business -	<ul style="list-style-type: none"> <li>Enforcement updates: 86 Main Street, 82 Main Street, 11 Baxter Road, 8 Milestone Road</li> <li>Preview of HDC pamphlet</li> <li>Discussion/vote/response of Murphy Open Meeting Law Complaint for August 13, 2013</li> <li>Discussion/vote/response of Murphy Open Meeting Law Complaint for February 20, 2014</li> <li>92 Main Street compliance agreement</li> <li>Schedule Barnabas Lane hearing</li> </ul>
Commission Comments	Meeting protocol

Motion to Adjourn: 9:05 p.m.

Submitted by:  
Terry L. Norton

PROPOSED